

109.0

0006

0013.A

Map

Block

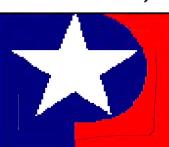
Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
650,200 / 650,200
650,200 / 650,200
650,200 / 650,200

APPRAISED:

USE VALUE:

ASSESSED:


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		EVERGREEN LN, ARLINGTON

OWNERSHIPUnit #:

Owner 1:	ORANGE ELIZABETH
Owner 2:	
Owner 3:	

Street 1: 35 EVERGREEN LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GRADWOHL JOEL-ETAL -

Owner 2: ORANGE ELIZABETH -

Street 1: 35 EVERGREEN LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	230,200		420,000	650,200		69810
							GIS Ref
							GIS Ref
							Insp Date
							03/04/09

PREVIOUS ASSESSMENT								Parcel ID	109.0-0006-0013.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,200	0	6,000.	420,000	650,200	650,200	Year End Roll	12/18/2019
2019	101	FV	199,000	0	6,000.	414,000	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	199,000	0	6,000.	318,000	517,000	517,000	Year End Roll	12/20/2017
2017	101	FV	199,000	0	6,000.	300,000	499,000	499,000	Year End Roll	1/3/2017
2016	101	FV	199,000	0	6,000.	276,000	475,000	475,000	Year End	1/4/2016
2015	101	FV	186,900	0	6,000.	258,000	444,900	444,900	Year End Roll	12/11/2014
2014	101	FV	186,900	0	6,000.	237,600	424,500	424,500	Year End Roll	12/16/2013
2013	101	FV	186,900	0	6,000.	237,600	424,500	424,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRADWOHL JOEL-	1225-126		8/11/2000	Family		No	No	4	
	1071-80		7/1/1990		152,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/9/2004	475	Re-Roof	6,400						3/4/2009	Measured	372	PATRIOT											
9/5/2003	740	Manual	5,000					2 sets of brick st	1/31/2000	Meas/Inspect	264	PATRIOT											
									9/1/1993		MF												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

apro

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:					16	4	FFL (24)	9				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:								13				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:								14				
GENERAL INFORMATION				OthrFix:	Rating:								TQS	EFP (182)					
Grade: C - Average				Kits: 1	Rating: Average	A Kits:	Rating:								FFL				
Year Blt: 1949	Eff Yr Blt:			FrpI: 1	Rating: Average	Upper									BMT				
Alt LUC:	Alt %:			WSFlue:	Rating:	Lvl 2									(768)				
Jurisdict:	Fact: .			OTHER FEATURES											24				
Const Mod:				CONDOS INFORMATION											10				
Lump Sum Adj:				Location:											32				
INTERIOR INFORMATION				Total Units:															
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Floor:															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	% Own:															
Bsmnt Flr: 12 - Concrete	Subfloor:			Name:															
DEPRECIATION				Override:															
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Total:	26.4	%													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	CALC SUMMARY															
Bsmnt Flr: 12 - Concrete	Subfloor:			Basic \$ / SQ: 105.00															
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Size Adj.: 1.35000002															
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: 100	Const Adj.: 0.99989998															
Solar HW: NO	% Com Wall:	% AC:	% Sprinkled:	Adj \$ / SQ: 141.736															
MOBILE HOME				Other Features: 78500															
Make: [] Model: []				Grade Factor: 1.00															
SPEC FEATURES/YARD ITEMS				NBHD Inf: 1.00000000															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 109.0-0006-0013.A	
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE AssessPro Patriot Properties, Inc			